



**3993 HERITAGE PLACE NW
ROCHESTER, MN**





LISTING INFORMATION

EXECUTIVE SUMMARY

TENANT INFORMATION

Charter Communications

LEASE TYPE	NNN
REMAINING LEASE TERM	3 YEARS 5 MONTHS
RENEWAL OPTIONS	(2) 5 YEAR OPTIONS

- **Established Tenant:** Charter Communications has occupied the building since 2009
- **Long-Term Stability:** Tenant did not exercise the early termination option prior to 3/1/26, demonstrating commitment to the location
- **Future Upside:** Two (2) additional 5-year renewal options with pre-determined rental increases
- **Market Consolidation:** Other Charter locations in Rochester have been consolidated into this site, making it the company's only Rochester location
- **Building Characteristics:** 31,920 square feet, with approximately 6,000 square feet dedicated to warehouse space and the remaining 25,920 square feet designed for office use



PROPERTY INFORMATION

3993 Heritage Place NW | Rochester, MN 55901

YEAR BUILT	2009
LOT SIZE	2.01 ACRES
NET RENTABLE AREA	31,920 SF

LIST PRICE: \$9,500,000

FINANCIAL SUMMARY

TENANT - Charter Communications

LEASE COMMENCEMENT - 10/9/2008

LEASE EXPIRATION - 8/31/2029

TERM	MONTHLY RENT	RENT PER SF	ANNUAL RENT
CURRENT-8/31/2026	\$49,427.27	\$18.58	\$593,127.24
9/1/2026-8/31/2027	\$50,415.81	\$18.95	\$604,989.72
9/1/2027-8/31/2028	\$51,424.13	\$19.33	\$617,089.56
9/1/2028-8/31/2029	\$52,452.69	\$19.72	\$629,432.28

CAP RATE of 6.37% Based on Rent starting 9/1/2026 - Seller will credit rent difference back if closing occurs before September 2026



AERIAL





LOCAL INFORMATION/DATA



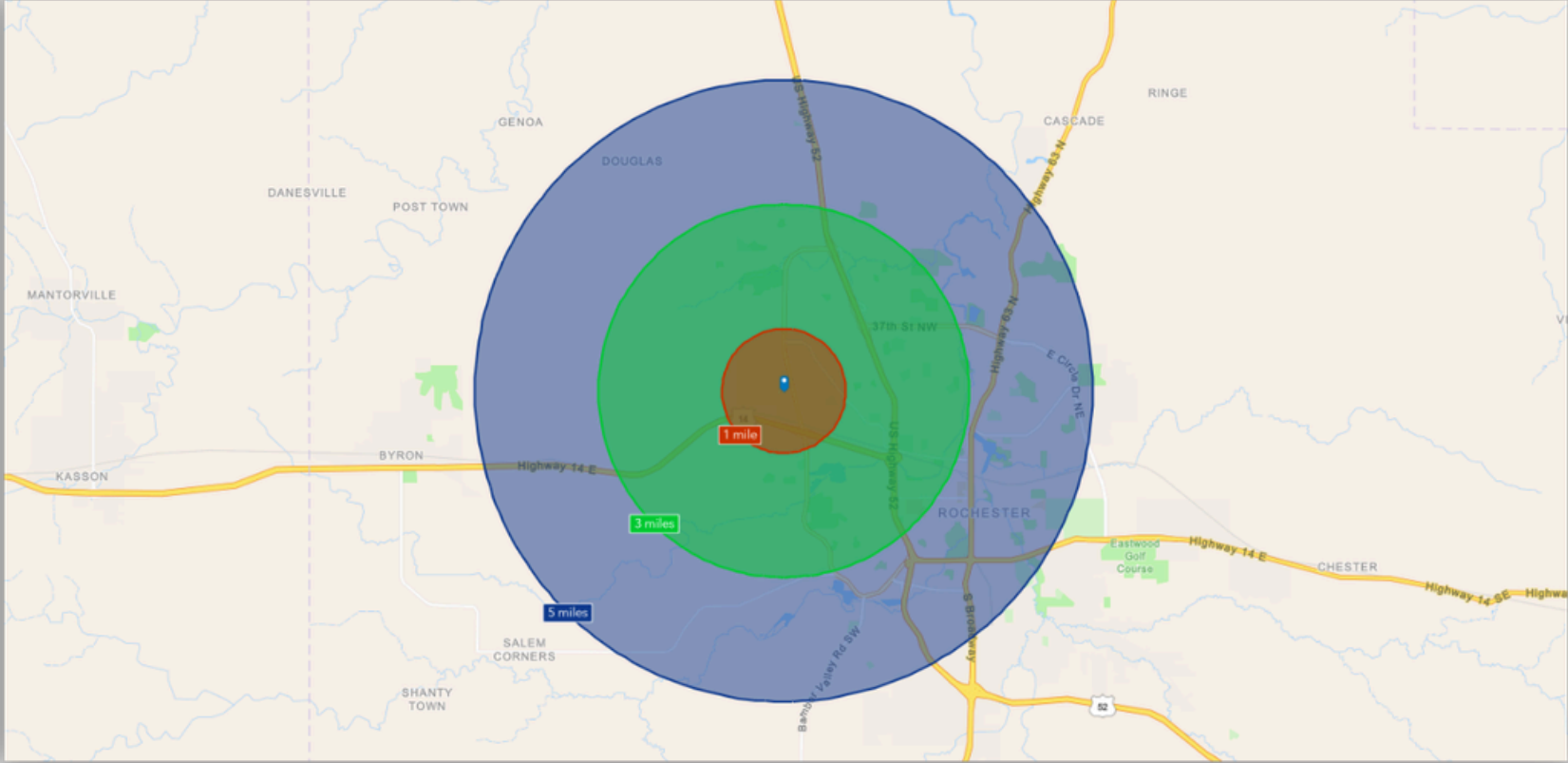
In Rochester, a \$5 billion project, "Bold. Forward. Unbound.", is underway to transform the campus into a more integrated and patient-friendly environment, with the project set to be completed by 2030.

MAYO CLINIC \$5 BILLION EXPANSION



The expansion will include the construction of five new buildings, including two nine-story clinical buildings, designed to create "unified care neighborhoods" that streamline patient care. This project is part of the larger Destination Medical Center initiative, which aims to transform Rochester into a global destination for healthcare.

DEMOGRAPHICS



0-1 MILES



POPULATION
3,935



HOUSEHOLDS
1,624



MEDIAN HOUSEHOLD INCOME
\$108,327

1-3 MILES



POPULATION
59,812



HOUSEHOLDS
25,038



MEDIAN HOUSEHOLD INCOME
\$89,360

3-5 MILES



POPULATION
109,367



HOUSEHOLDS
46,228



MEDIAN HOUSEHOLD INCOME
\$86,518

